

- (3) Heights and density are moderated in peripheral areas of the Town Square district to ~~promote a more suburban setting~~ complement and transition with the adjoining adjacent to residential and convenience shopping areas. (Ord. 1993)

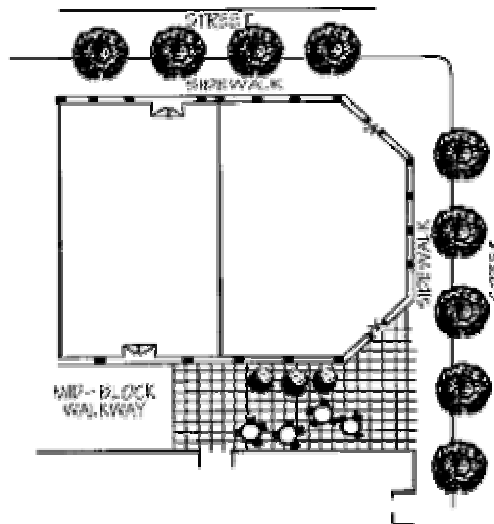
20D.40.115-020 Design Criteria.

(1) Building Orientation and Access.

- (a) Buildings should abut the pedestrian system on at least one side. Buildings fronting on Type V pedestrian segments streets per RCDG 20C.40.105, City Center Downtown Pedestrian System, shall abut the street front sidewalk and orient the primary entrance, or entrances, toward the street.



- (b) Vehicle access should be designed to minimize interaction of vehicles with pedestrians particularly in relation to the pedestrian system or should be screened with pedestrian amenities.
- (c) Parking structures should not front on the internal block connections of the pedestrian system or should be screened with pedestrian amenities such as art work, trellises, awnings, benches, and the like.
- (d) Driveway openings to arterials should be minimized.
- (e) When ground-floor commercial spaces abut mid-block pedestrian connections, entrances to the commercial spaces should be oriented toward the mid block connections as well as toward the streets. The area alongside the required mid-block sidewalk should be developed as a usable plaza with a combination of hardscapes, planters and seating areas.



- (f) Buildings with ground floor residential uses should be set back an additional 6 feet from the minimum required sidewalk along the street, per the Pedestrian System Map 20C.40.105, to ensure that there is adequate separation from the ground floor unit and pedestrian way. The finished floor of the ground floor residential units should be elevated at least 3 feet above sidewalk grade to provide additional privacy for the residences at the street level. See example below.



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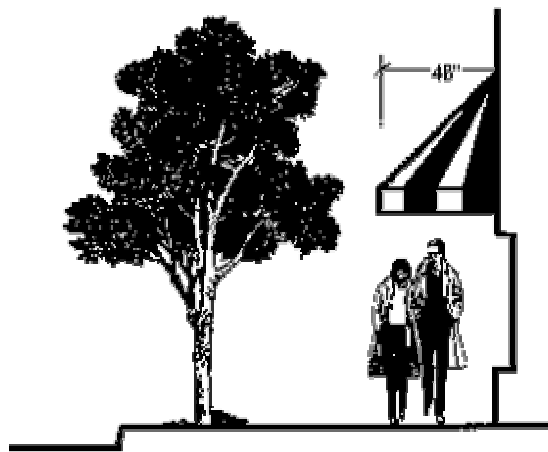
NOT LIKE THIS

(2) Building and Site Design.

- (a) Buildings should be sited in a manner compatible with adjacent buildings and the streetscape. Consideration should be given to size and height relationships with adjacent buildings.
- (b) Open space and landscaping should be coordinated and linked wherever possible, particularly in relation to public areas and the pedestrian system.
- (c) Landscaping should be designed with consideration of shade and sun; plazas and outdoor areas should be oriented to sunlight.
- (d) Outdoor and ground-floor areas should be designed to encourage outdoor activities such as vendors, art displays, seating areas, outdoor cafes, abutting retail activities and other features of interest to pedestrians.
- (e) Taller buildings (above 5 stories) should have adequate separation to maintain a sense of openness, adequate light, and views.
- (f) Buildings materials shall be visually appealing, high quality, and durable. A high proportion of exterior building materials should be materials such as brick, stone, and

masonry. Buildings ~~should be constructed of~~ materials and colors that should minimize light reflection and glare.

- (g) Facades should be divided into increments through the use of architectural features such as bay windows, offsets, recesses and other devices which break or minimize scale.
- (h) Rooftops should incorporate features that soften rectilinear forms and effectively screen mechanical equipment from view.
- (i) Buildings should be designed to provide for weather and wind protection at the ground level. Buildings fronting on Type V pedestrian system segments should provide pedestrian weather protection by way of awnings and overhangs, a minimum of 48 inches in depth. The elements should be complementary to the building's design and design of contiguous weather protection elements on adjoining buildings. Materials and design should engender qualities of permanence and appeal.



- (j) ~~Allow for~~Provide a variety~~ies~~ of shapes, angles and reliefs in the upper stories of structures over four stories.
- (k) For non-residential ground floor uses, Windows-windows, rather than blank walls, shall be provided on the street level ~~rather than blank walls~~ to encourage a visual and economic link between the business and passing pedestrians. A minimum of 60 percent of ground floor facades facing streets shall be in nonreflective, transparent glazing. Where windows cannot be provided, artwork in window boxes may be used with development review approval. A minimum of 80% of the length of the store front, and a total of 60% of the store front area, facing streets shall be in non-reflective, transparent glazing.